



Cottage Court Development Application

Use this application to apply for a Cottage Court Development authorized in Section 9.4 of the Missoula County Zoning Regulations. The fillable boxes will expand as you type.

Owner(s) of Record:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Applicant:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Send correspondence to the applicant, in addition to the agent.

Authorized Representative (Agent): All correspondence is sent to Agent.

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Legal Description of Property:

Street Address: _____

Subdivision Name: _____ Tract/Lot No. _____ Block No. _____

Certificate of Survey No.: _____

Geocode if no street address is available: _____

Attach metes and bounds description if necessary.

Zoning

1. What zoning district is the property located in?

Density

1. What is the density of the zoning district in which the Cottage Court Development (CCD) is proposed?

2. Cottage Court Developments may be constructed at 130 percent of the zoning district maximum homes per acre density. What is the density proposed with this development?

3. When at least 30 percent of the gross floor area in the CCD is devoted to multi-household dwellings, the CCD may be developed at 140 percent of the zoning district maximum homes per acre density. Are multi-household dwellings proposed with the development?

YES ☐

NO ☐

If so, what is the gross floor area of the CCD and the gross floor area of the multi-household dwelling?

CCD: sq. ft. of gross floor area

Multi-household dwelling: sq. ft. of gross floor area

4. Cottage Court Developments are eligible for a density bonus authorized in Section 9.11. In no case shall density exceed 160 percent of the maximum homes per acre density allowed in the zoning district. Is a density bonus proposed with this application?

YES ☐

NO ☐

5. Describe how the proposed development will comply with the clustering standards of Section 9.4.C.2.

Clustering

1. A minimum of four homes per housing cluster is required, with a maximum of 12 homes per housing cluster for single-household detached dwellings and 16 homes per housing cluster for multi-household attached dwellings.

How many housing clusters are proposed and how many homes are associated with each cluster?

Common Open Space

- | | | |
|--|------------------------------|-----------------------------|
| 1. Are each of the housing clusters provided with a minimum of 400 square feet of contiguous common open space per home per cluster? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 2. What is the total minimum common open space provided for the CCD? | | |
| 3. Is the primary entrance of for each unit within 25 feet or less of the common open space area? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 4. Does each common open space have cottages along at least two sides of the open space perimeter? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

Building Orientation

- | | | |
|---|------------------------------|-----------------------------|
| 1. Does each principal building have a primary entry facing on to a common area open space? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 2. Does each principal building abutting a public or private street have a secondary entrance oriented toward the street? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

Dwelling Size

- | | | |
|---|------------------------------|-----------------------------|
| 1. What building types are being proposed with the CCD? | | |
| 2. Are each of the proposed detached unit's gross floor area less than 1,000 square feet? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 3. Are each of the proposed attached unit's gross floor area less than 700 square feet? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

Setbacks

- | | | |
|--|------------------------------|-----------------------------|
| 1. Do all proposed structures comply with the required minimum 6-foot setback from property line and edge of right-of-way? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 2. Do all proposed structures comply with the required minimum 10-foot setback from other structures and buildings? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

Parking and Circulation

- | | | |
|---|------------------------------|-----------------------------|
| 1. If off-street parking is not located on the lot to be served, is it within 300 linear feet of a dwelling's primary entrance? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 2. How are the parking areas accessed? | | |
| 3. Do all parking areas designed to not exceed five contiguous spaces? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

Ownership

1. Community buildings, parking areas, and common open space shall be owned and maintained in common through a condominium association, a property owners' association, or a similar mechanism. Provide a copy association documents that will be recorded with the project.

CERTIFICATION

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, plans or any other information submitted, as a part of this application, to be true, complete, and accurate to the best of my knowledge.

Should any information or representation provided in connection with this application be found to be inaccurate or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. I also understand that, in considering an application for an Adaptive Reuse Development, the Zoning Officer may attach reasonable and appropriate conditions to ensure that any potentially injurious effect of the Adaptive Reuse Development on adjoining properties, the character of the neighborhood, the purpose and intent of the TIF Special District (if applicable), or the health, safety and general welfare of the community will be minimized.

The signing of this application signifies approval for Missoula County, its Elected Officials, Employees, Agents, and Board Members, to enter onto the property for the purpose of inspection and routine monitoring during the review, approval, and construction process.

Owner Signature(s)

Date

Owner Signature(s)

Date